092.A	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,800 / 660,800
					USE VALUE:	660,800 / 660,800
					ASSESSED:	660,800 / 660,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
151		PHEASANT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLE JONATHAN R
Owner 2:	
Owner 3:	
Street 1:	151 PHEASANT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COLE JONATHAN R -
Owner 2:	-
Street 1:	151 PHEASANT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .177 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 1538 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7725.000	204,600		456,200	660,800
Total Card	0.177	204,600		456,200	660,800
Total Parcel	0.177	204,600		456,200	660,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.65 | /Parcel: 429.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 129453
GIS Ref
GIS Ref
Insp Date 08/08/18

!7580!

PREVIOUS ASSESSMENT

Parcel ID: 092.A-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	204,600	0	7,725.	456,200	660,800		Year end	12/23/2021
2021	101	FV	197,100	0	7,725.	456,200	653,300		Year End Roll	12/10/2020
2020	101	FV	197,100	0	7,725.	456,200	653,300	653,300	Year End Roll	12/18/2019
2019	101	FV	172,200	0	7,725.	462,700	634,900	634,900	Year End Roll	1/3/2019
2018	101	FV	172,200	0	7,725.	345,400	517,600	517,600	Year End Roll	12/20/2017
2017	101	FV	172,200	0	7,725.	312,800	485,000	485,000	Year End Roll	1/3/2017
2016	101	FV	172,200	0	7,725.	299,800	472,000	472,000	Year End	1/4/2016
2015	101	FV	171,300	0	7,725.	254,200	425,500	425,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:48:51

LAST REV

Date	Time
08/29/18	11:38:00

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7580

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAFFERTY JACQUE	31172-232		2/28/2000		255,000	No	No		
	17096-433		6/1/1986		57,500	No	No		A

USER DEFINED

Prior Id # 1:	129453
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2017	15	Re-Roof	8,660	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
11/4/2008	Meas/Inspect	294	PATRIOT
5/15/2000	MLS	MM	Mary M
2/15/2000	Mailer Sent		
2/15/2000	Measured	264	PATRIOT
8/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7725		Sq. Ft.	Site		0	70.	0.84	5									456,225						456,200	

Total AC/HA:	0.17734	Total SF/SM:	7725	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	456,225	Spl Credit		Total:	456,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99396008
Adj $ / SQ:	134.185
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	296553
Depreciation:	91931
Depreciated Total:	204622

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

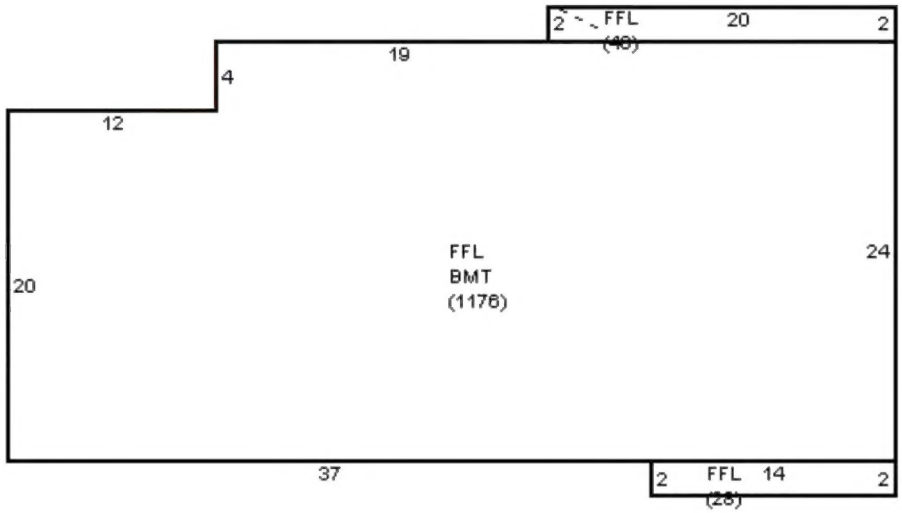
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.18
Special Features:	0	Val/Su Net:	84.55
Final Total:	204600	Val/Su SzAd	164.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,244	134.180	166,926
BMT	Basement	1,176	43.480	51,128

Net Sketched Area:	2,420	Total:	218,054
Size Ad	1244	Gross Area	2420	FinArea	1538
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.A-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	